



**Town of Davidson  
Board of Commissioners Regular Meeting  
Town Hall & Community Center Council Chamber – 251 South Street  
Tuesday, June 9, 2026 at 6:00 PM**

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**I. CALL TO ORDER**

**II. ANNOUNCEMENTS / PROCLAMATIONS**

- a. **Pride Month**
- b. **Juneteenth**

**III. CHANGES / ADOPTION OF THE AGENDA**

**IV. BUSINESS ITEMS**

**a. Consider Approval of Town Manager's Employment Agreement**

**Presenter:**

**Summary:** *This item was added under changes to the agenda during the June 9 meeting.*

**Action/Proposed Motion:**

**b. Consider Approval FY2027 Budget Ordinance 2026-03, Capital Improvement Plan and Fee Schedule**

**Presenter:** Jamie Justice, Town Manager, Austin Nantz, Assistant Town Manager, Pieter Swart, Finance Director

**Summary:** The Board is asked to consider adoption of the FY2027 Budget Ordinance 2026-03, Capital Improvement Plan and Fee Schedule. Additional information regarding the FY2027 budget can be found on the Town's website. The budget was presented to the board on May 12, 2026, and a public hearing was held on May 26, 2026.

Due to concerns of the NC General Assembly's law for a constitutional amendment on the ballot for this November that limits local property tax levies in an unidentified and unspecified method that would severely hinder Town of Davidson funding for critical local services such as police, fire, and public works, [House Bill 1089 / SL 2026-5 \(2025-2026 Session\)](#) - North Carolina General Assembly, the Board of Commissioners discussed the potential for increasing the recommended tax rate for additional revenue towards funding the proposed Fire Station #1 in FY 2027 rather than FY 2028 as originally planned.

Following the presentation, the Board of Commissioners plans to suspend the rules to allow for a public comment period on the FY2027 Budget. Persons wishing to address the Board of Commissioners will register on a sign-up sheet stationed by the meeting room door. Prior to beginning the public comment period, the Mayor will collect the sign-up sheet and recognize speakers in the order that they registered. Speakers will address the Board of Commissioners from the podium and special accommodations will be made for persons with a disability with appropriate advanced notice to the Town Clerk. Speakers will be asked to identify themselves for the record and shall be limited to a maximum time of three (3) minutes.

**Action/Proposed Motion:** Motion to adopt the FY2027 Budget Ordinance 2026-03, the FY2027-2031 Capital Improvement Plan, and the FY2027 Fee Schedule as presented.

**c. Consider Approval of the Five-Year Paving Plan**

**Presenter:** Douglas Wright, Project Manager

**Summary:** Every five years the Town hires a third-party consultant to review and grade (Pavement Condition Rating, PCR) every block of town-maintained streets. The evaluation is used to assess the work of the previous five years, and plan the work for the next five years. A review was completed in March 2026, and the results were presented at the May 26 meeting, along with the proposed plan for 2026-2030.

**Action/Proposed Motion:** Motion to approve the 2026-2030 paving plan.

**d. Climate Action Plan 2025 Annual Report**

**Presenter:** Kayla Kovach, Sustainability Manager

**Summary:** On April 9, 2024, the Town of Davidson adopted a Climate Action Plan (CAP) which included numerous goals related to municipal operations, energy & buildings, transportation & mobility, resource conservation, green community, and climate resilience. An Implementation Strategy was developed for the CAP and the Board of Commissioners requested an annual progress report be presented each year to show CAP progress for the previous calendar year. The 2025 Annual Report and the Implementation Strategy for 2026 and 2027 have both been developed with support, review, and feedback from various Town Departments and the Sustainability Board.

**Action/Proposed Motion:** This item is for discussion only.

**e. Discuss the Affordable Housing Plan for Davidson Grove Master Plan**

**Presenter:** Trey Akers, Principal Planner

**Summary:** Staff will discuss the Affordable Housing Plan for the Davidson Grove Master Plan. This project includes 99 residential units, consisting of 89 detached homes and 10 attached (duplex) units. In order to satisfy the DPO Affordable Housing requirement, the developer will provide 6 affordable housing units through on-site construction.

**Action/Proposed Motion:** This item is for discussion only.

**V. SUMMARIZE MEETING ACTION ITEMS**

Town Manager will summarize items where the board has requested action items for the staff.

**VI. ADJOURN**